



GRASSROOTS
REALTY GROUP

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**9839 100A Avenue
Sexsmith, Alberta**

MLS # A2229589



\$319,900

Division:	NONE		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Up/Down		
Size:	1,364 sq.ft.	Age:	1968 (57 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Corner Lot, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	See Remarks	Zoning:	R-3
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, stove, dishwasher, washer.dryer shed

Fully developed and renovated duplex in Sexsmith on a large corner lot with a separate rental SUITE (non conforming). This home offers 3 bedrooms and 2 bathrooms with 1364 sq ft. of living space. Basement suite has 1 bedroom and a full bathroom living dining and kitchen! There is a deck off the back of the home and a good size shed. Home is move in ready or add to your rental portfolio! Book your showing today!